



IMPACT ASSESSMENT STATEMENT FORM

Growth Management Department
Land Development Division
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Bartow, FL 33831-9005
(863)534-6792
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An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?
The existing zoning of the property is currently an approved PD (LDPD-2018-48) with an underlying future land use of RL-2. The dominance of the surrounding area is residential. The proposed site is surrounded by a land use designation of RL-1, RL-2, RL-3 and RM. The location is suitable for the proposed PD modification and will be compatible with the residential patterns in the area. (See Exhibit C – Future Land Use Map)
2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?
There is no incompatibility between the proposed use and adjacent uses. Surrounding properties are designated residential. The owner is requesting a proposed PD modification to add additional parcels to the PD and to change the use from Mobile Home Park to Single Family Residential. Density shall be reduced from 4.20 units/acre to 4.04 units/acre. Minimum lot size of 6,000 SF shall be maintained. Buffering required by the LDC will be adhered to.
3. How will the request influence future development of the area?
The growth pattern in the area is for residential development. The proposed PD modification will continue this pattern.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations. *A Minor Traffic Study shall be submitted during the Level 2 Review. Please see the enclosed traffic statement prepared by Traffic & Mobility Consultants: Below is a summary of trips:*

$$\text{Daily Trips} = 262 \text{ units} \times 9.34 = 2448 \text{ trips}$$

$$\text{PM Trips} = 262 \text{ units} \times .94 = 246 \text{ trips}$$

2. What modifications to the present transportation system will be required as a result of the proposed development?. *Access to the site will be along Thornhill Road via a standard driveway connection and turn lanes as dictated by Section 705 of the LDC. See enclosed Traffic Statement. A Type IV intersection is anticipated.*

A minor traffic study will suffice for a detailed methodology and calculations for most applications.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code? N/A
4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?
Access to the site will be provided via a driveway off Thornhill Road.

NOTE: *Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “**Infrastructure Impacts**” items 3 through 9 above.*

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (*Response may be based on Section 703.F of the LDC*)
The typical estimate daily sewage will be 70,740 GPD (262 units x 270 GPD) for the proposed single-family subdivision.

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage? No, onsite sewage treatment proposed. *N/A*
3. If offsite treatment, who is the service provider? *N/A*
4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code). *8" Gravity main on the south side near the intersection of Thornhill Rd and Redhawk Loop*
5. What is the provider's general capacity at the time of application? *Sewer Capacity is available*
6. What is the anticipated date of connection? *2025*
7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)? *A central lift station with force main east of the subject site.*

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider? *Polk County Utilities Central Regional Water System will be the service provider.*
2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)
The typical estimated volume of consumption will be 94,320 GPD (262 units x 360 GPD) for the proposed single-family subdivision.
3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? *There is an existing 12" water main along the southside of Thornhill Road*
4. Who is the service provider? *Polk County Utilities*
5. What is the anticipated date of connection? *2025*
6. What is the provider's general capacity at the time of application? *Water Capacity is available.*
7. Is there an existing well on the property(ies)?

Yes What type?

Permit Capacity

No

Location: N/A

Water Use Permit #: N/A

Constructed prior to Water Management District Permitting: Yes No

Type of Use: Ag Public Industrial or Commercial

Recreation or Aesthetic Mining

Permitted Daily Capacity: N/A

Average Peak Monthly Withdrawal Rate: N/A

Location: N/A

Casing Diameter: N/A

Mainline Diameter: N/A

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

8. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);
There are some wetland and floodplain areas in Flood Zone A. There shall be no impacts to the wetlands. The design will facilitate water runoff into retention areas. Existing drainage patterns shall be maintained. (See Exhibit D – Floodplain & Wetlands Map)
9. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?
There are no planned changes to the natural drainage features on site. No impacts to wetland areas are proposed. Treatment of stormwater from new impervious areas shall be properly permitted through the County and SWFWMD.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.
The site is not environmentally sensitive. The site is designated as pasture with residential. There is an existing mobile home on parcel 252903-000000-022040 A demo plan shall be included with the Level 2 review. There will be no impacts to the adjacent properties. An environmental study shall be completed and if any endangered or threatened species are found, the proper agencies shall be notified.
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.
There are some wetland and floodplain areas in Flood Zone A. There shall be no impacts to the wetlands. Stormwater treatment will be properly permitted with the County and SWFWMD.
3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and; *There is an existing 12" water main along Thornhill Road. There are no known wells onsite based on a review of the SWFWMD WMIS Database.*
4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*). *N/A*
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.
The soils onsite are a combination of Tavares Fine Sand, Smyrna and Myakka Fine Sand, Immokalee sand, Pomello Fine Sand, Placid and Myakka fine Sand, and St Lucie Fine Sand. The soils are suitable for the proposed PD. The proposed development will be developed around the natural features of the property. No additional improvements are anticipated. If additional improvements are planned in the future, they will be properly permitted through the County and SWFWMD. (See Exhibit E – Soils Map).

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

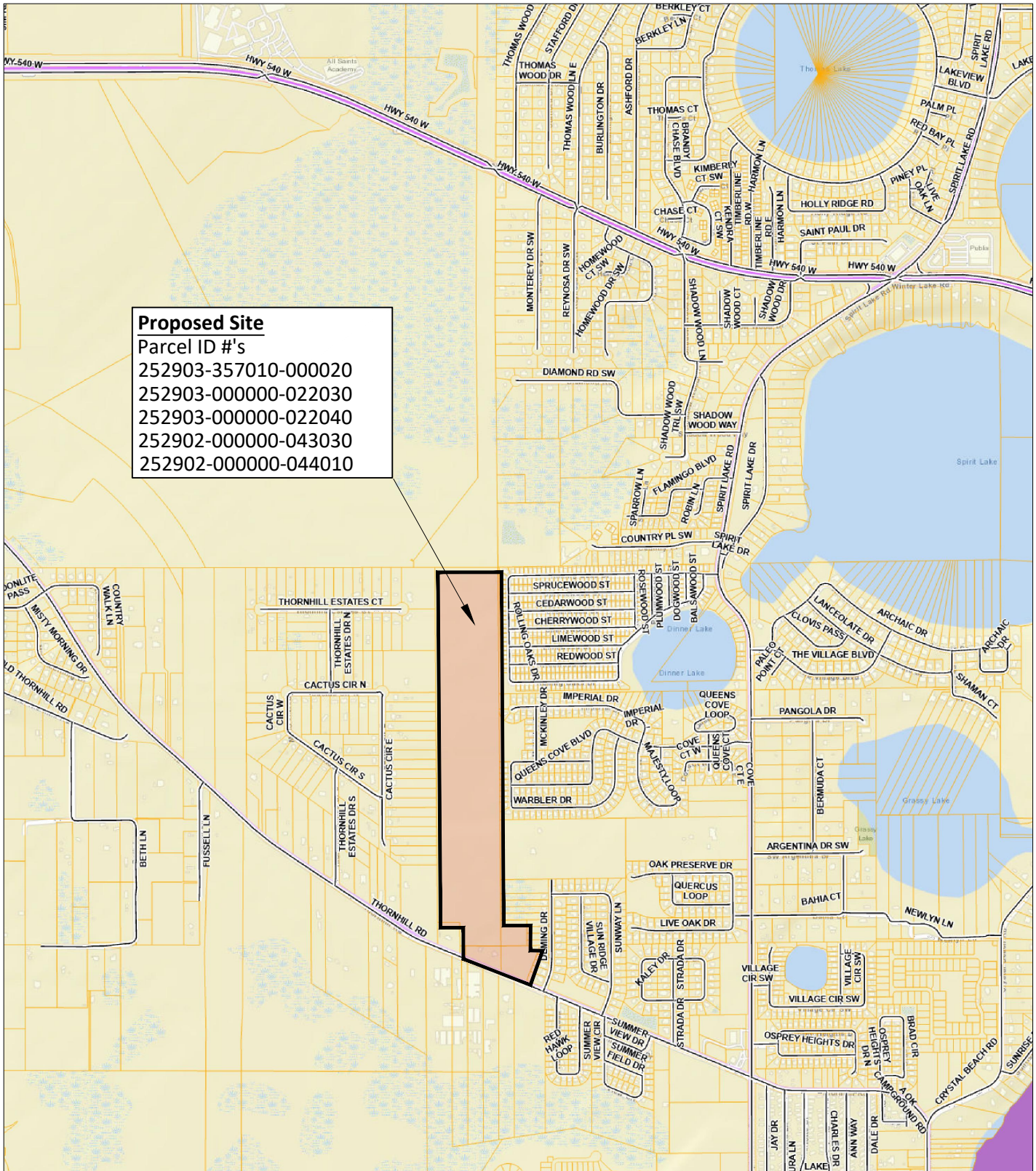
1. Parks and Recreation;
Sertoma Park, 1650 Lake Shipp Drive Green Rd, approximately 4 miles from site.
Marshall Hampton Reserve, 3115 Thornhill Rd approximately 3 miles from site
2. Educational Facilities (e.g., preschool, elementary, middle school, high school);
Eagle Lake Elementary School, approximately 4 miles from site
Westwoodl Middle School, approximately 3.5 miles from site.
Lake Region Senior High, approximately 6 miles from site
3. Health Care (e.g., emergency, hospital);
Winter Haven Hospital, , approximately 7 miles from site.
4. Fire Protection;
Polk County Fire Rescue Station # 460, approximately 3.5 miles from site; 4 minutes response time
5. Police Protection and Security;
Polk County Sheriff's Central District, 3635 Ave G NW approximately 4 miles from site; 12-15 minute response time
6. Emergency Medical Services (EMS);
Polk County Fire Rescue Station # 460, approximately 3.5 miles from site; 4 minutes response time
7. Solid Waste (collection and waste generation); and *Polk County*
8. How may this request contribute to neighborhood needs?

There is a growing need for additional residential home sites in the area, and the proposed PD modification will meet the demand.

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

- Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;
- Map B: Map depicting the site boundary (properties included in the request)
- Map C: A site plan consistent with *Site Plan Standards*² (multiple sheets may be used). In addition to the required number of copies please include an 8 1/2" x 11" copy. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and



Proposed Site
 Parcel ID #'s
 252903-357010-000020
 252903-000000-022030
 252903-000000-022040
 252902-000000-043030
 252902-000000-044010

EXHIBIT A
LOCATION MAP
THORNHILL RD PROPERTY
(SUN HAVEN)



1925 BARTOW ROAD LAKELAND, FL 33801
 OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM

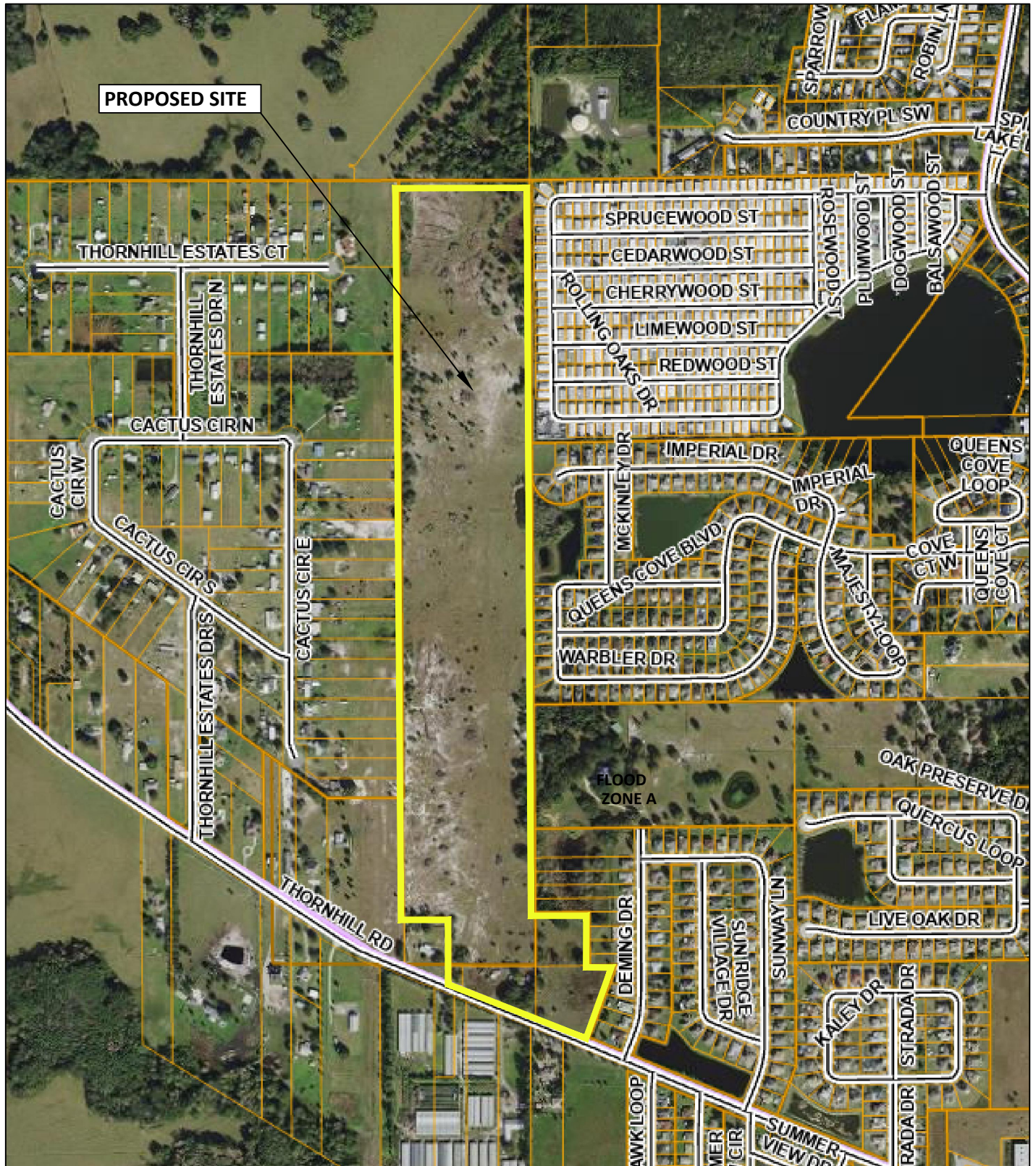


EXHIBIT B
 AERIAL
 THORNHILL RD PROPERTY
 (SUN HAVEN)



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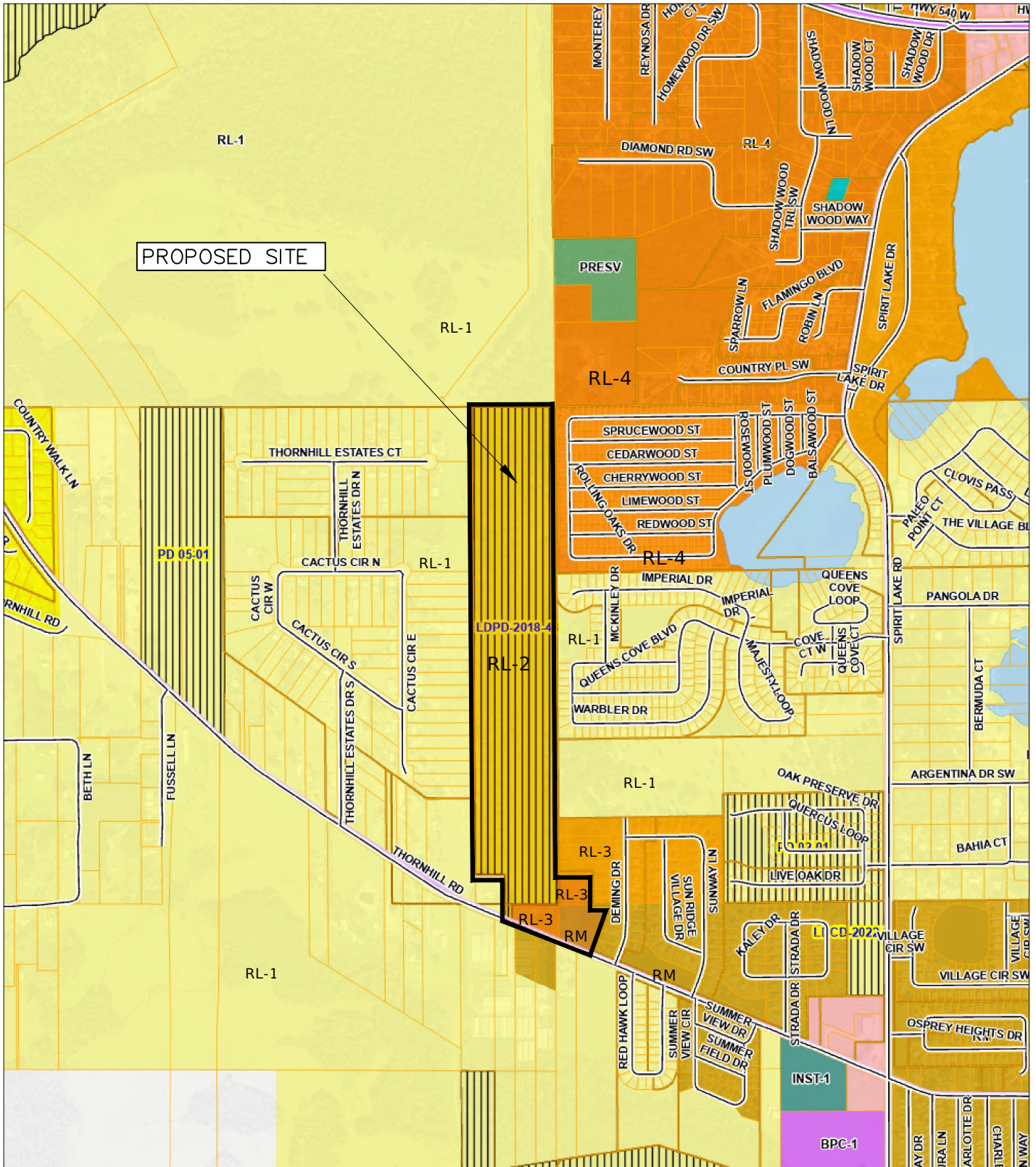
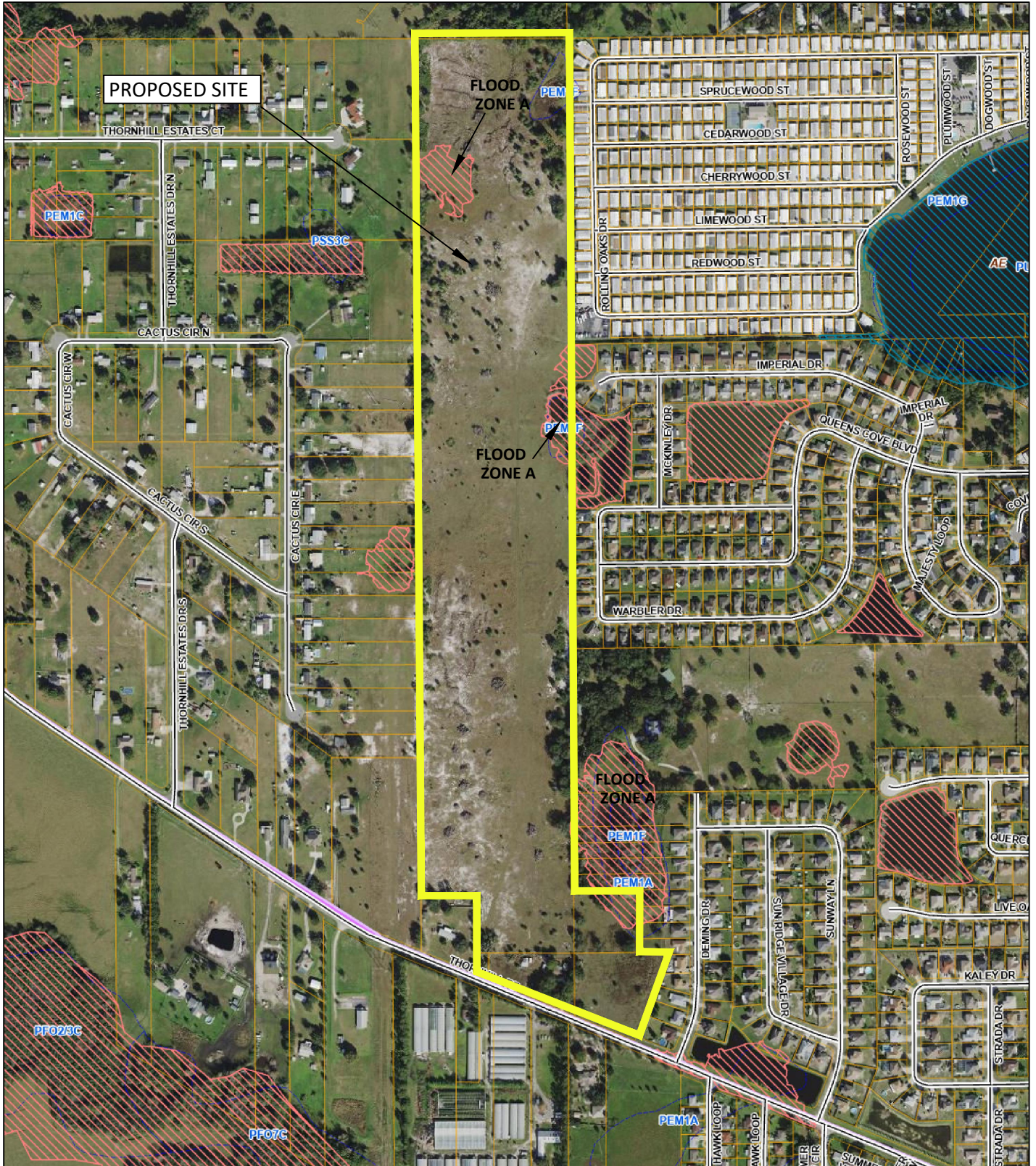


EXHIBIT C
FUTURE LAND USE MAP
THORNHILL RD PROPERTY
(SUN HAVEN)



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EXHIBIT D FLOODPLAIN & WETLANDS MAP THORNHILL RD PROPERTY (SUN HAVEN)

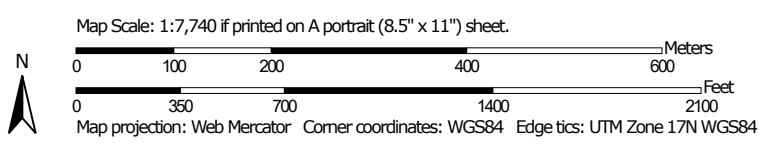


EXHIBIT E - SOILS MAP

Soil Map—Polk County, Florida
(THORNHILL RD SOILS MAP)



Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Florida

Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Tavares fine sand, 0 to 5 percent slopes	24.6	39.2%
17	Smyrna and Myakka fine sands	20.1	31.9%
21	Immokalee sand	5.0	7.9%
22	Pomello fine sand	2.9	4.6%
25	Placid and Myakka fine sands, depressional	5.5	8.8%
29	St. Lucie fine sand, 0 to 5 percent slopes	4.8	7.6%
Totals for Area of Interest		62.9	100.0%